



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-31
DATE: October 9, 2014
APPLICANT: Shaz Investment Group, L.L.C. and Rieger, L.L.C.
LOCATION: West side of 36th Avenue S.E. from Post Oak Road to ½ mile north of Cedar Lane Road and east of 36th Avenue S.E. on the north side of Post Oak Road almost to 48th Avenue S.E.
WARD: 5
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Planned Unit Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of a variety of residential and commercial uses, with an equestrian facility and open space. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning and NORMAN 2025 Land Use Plan amendment will be required.

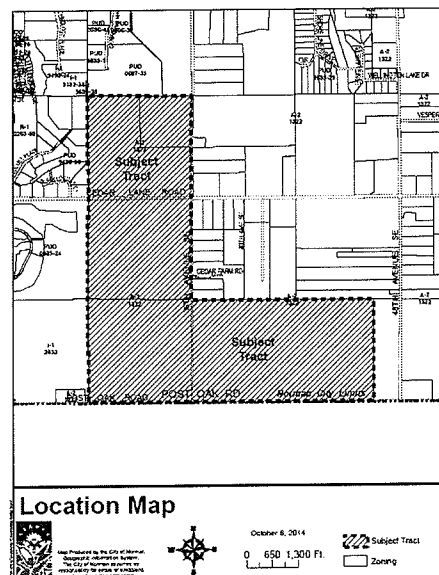
Please join us for a Pre-Development discussion of this proposal on Thursday, October 23, 2014 from 6:00 p.m. until 6:30 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 14-31

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Shaz Investment Group, LLC; and Rieger, L.L.C.	ADDRESS c/o Atty for Applicant, Sean Paul Rieger 136 Thompson Drive Norman, OK 73069
EMAIL ADDRESS c/o Atty for Applicant, Sean Paul Rieger	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Atty for Applicant, Sean Paul Rieger, 405-329-6070 BEST TIME TO CALL: business hours M-F

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
 roughly 760 acres of land along 36th Ave SE as shown on the attached, with 160 acres NW of Cedar and 36th;
 and the area that is 1/2 mile wide E-W and 1 mile N-S, to the west of 36th Ave SE, between Cedar and Post Oak;
 and the area that is to the east of 36th Ave SE and north of Post Oak

and containing approximately 760 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The area is planned for a wide variety of uses, including 394 acres of varying densities of single family residential; 92 acres of varying types of multifamily; 38 acres of commercial and mixed use; 9 acres of service; 4 acres of equestrian facility; and 223 acres of open spaces throughout the 760 acres of development, which would be roughly 29% open space.

The project anticipates a Planned Unit Development and phased development over many years as the market supports.

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment ☐ Growth Boundary
☒ Land Use
☐ Transportation
☒ Rezoning to PUD District(s)
☐ Special Use for _____
☒ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: A-2

Current Plan Designation: Very Low Density Residential

Concurrent Planning Commission Review Requested: _____

Received on: 10-6-14
 at 3:15 a.m./p.m.

by mt

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6 October 2014

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

On behalf of Shaz Investment Group, L.L.C. and Rieger, L.L.C. we submit the attached Application for a Pre-Development Informational Meeting. The master plan is being designed in collaboration with these two developers and under the design and planning of myself, Phil Stuepfert with HR Green located in Chicago, Illinois. We will be submitting an Application for a Planned Unit Development of the Properties generally located along the west side of 36th Ave. SE, from Saxon Park down to Post Oak Road, and also for the lands to the east of 36th Ave. SE and north of Post Oak Road. The proposed development will comprise roughly 760 acres across its entirety.

The project calls for a variety of land uses. Of the roughly 760 acres, the preliminary breakdown calls for land uses as follows:

Single family residential (variety of densities):	394 acres
Multifamily uses (variety of densities):	92 acres
Commercial/Mixed uses:	38 acres
Service:	9 acres
Equestrian facility:	4 acres
<u>Open space, greenbelt, parks:</u>	<u>223 acres</u>
TOTAL:	760 acres

The master plan calls for parks, open spaces and trails connecting the variety of uses and neighborhoods. The WQPZ zones and flood plains are respected and utilized to form the framework of the open space network which allows a potential connection to Saxon Park. Several pocket parks and open spaces are also planned to become focal points of the development and to serve the residents of this unique community. We have planned two larger parks (one south and one north of Cedar Lane) that may have more significant, active recreational uses. As the land uses move from north to south and then west to east, the densities become less intense. We think this fits well with the



HRGreen.com

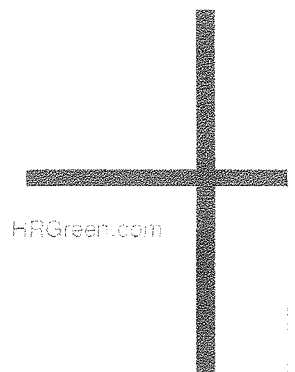
Phone 630.553.7560 Fax 630.553.7646 Toll Free 800.728.7806
651 Prairie Pointe Drive, Suite 201, Yorkville, Illinois 60560

surrounding region with the urban core immediately to the northwest of this property and Cedar Lane becoming a significant east/west traffic corridor. Commercial corners are planned at Cedar Lane and 36th, and at 36th and Post Oak Road. An equestrian facility and large lot residential is planned at the far eastern end of the development.

The project is master planned in collaboration at this time in order to allow for a smooth progression of the development to be phased in over many years and perhaps several decades as the market provides. The master plan will be the guiding principal as to the Planned Unit Development that will be presented to govern the zoning and platting of the area.

We respectfully request that this be set for a Pre-Development Informational meeting. Please let Jalal, Mohammad, Sien or myself know if you have any questions. We thank you for your consideration. Respectfully and best wishes.

Phil Stuepfert
HR Green
630-708-5041 (direct)
pstuepfert@hrgreen.com

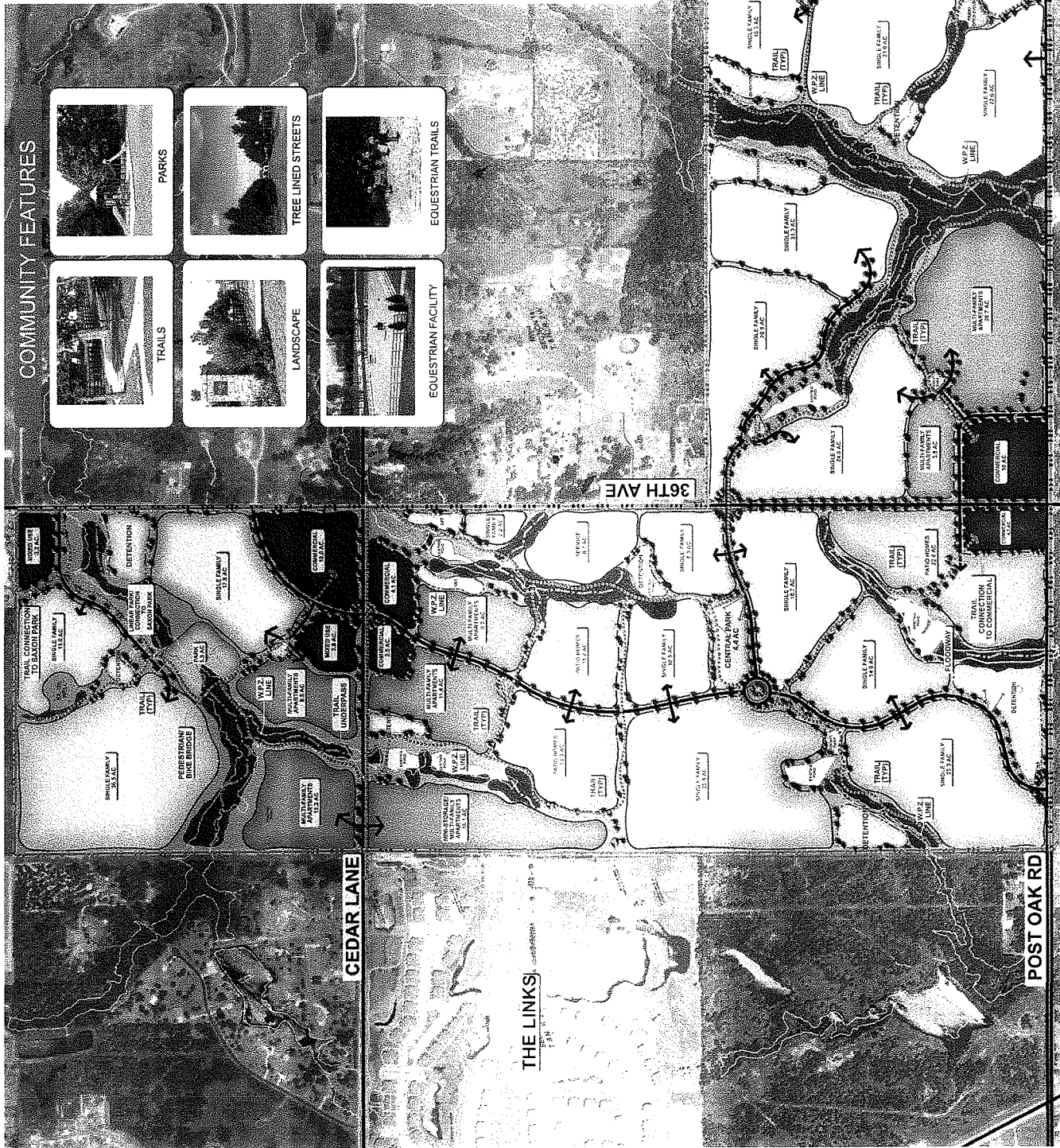


COMMUNITY FEATURES



LAND USES

- 3.8 AC. - EQUESTRIAN FACILITY
- 8.7 AC. - SERVICE
- 38.3 AC. - COMMERCIAL/MIXED USE
- 223.0 AC. - OPEN SPACE AND R.O.W. (PARK O.S., DETENTION, R.O.W. & FLOODPLAIN)
- 91.9 AC. - MULTI-FAMILY/APARTMENTS
- S.F. RESIDENTIAL ESTATE
- S.F. RESIDENTIAL LOW
- S.F. RESIDENTIAL MED
- S.F. RESIDENTIAL HIGH
- PATIO HOMES
- 394.3 AC. - TOTAL S.F. RESIDENTIAL
- 760.0 AC. TOTAL ACRES



CONCEPT PLAN 'A'

760 ACRE SITE

NORMAN, OKLAHOMA